

HOW MUCH WILL IT COST TO PROCESS MY RESIDENTIAL CONSTRUCTION PERMIT?

The fees for construction permits are set by the county fee ordinance each year. They are based on the cost of processing your application. Fees vary depending on the size and type of construction proposed. This brochure will give you a general estimate of costs for typical single family residences that do not need special planning, coastal, flood hazard, or other reviews. If you wish a more accurate estimate, or fees for other project types, please call the Department of Planning and Building at (805) 781-5600 and ask for a Land Use Technician.

ADDITIONAL FEES

County Public Works (781-5252)	FEE
Drainage & Flood Hazard Review	\$182.00
Encroachment (onto a County Road)	\$626.00
Encroachment (bond)	\$1,000.00
Road Fees	Fee Varies

School Fees	FEE
Paid to the school district in which your project is located. Proof of payment required at time of permit issuance.	\$3.60 per sq. ft. (Approximate figure for residential development)

Grading Permit **	FEE
51 to 1,000 cubic yds.	\$1,309.50***
1,001 to 5,000 cubic yds.	\$2,226.50***
Major Grading (approximate)	\$6,885.53.00***
* Grading over 50 cubic yards of material requires a grading permit (cut plus fill).	
** Major Grading is defined as: greater than 1 acre disturbance, and/or grading on slopes greater than 10%, and/or more than 5,000 cubic yards)	
*** NPDES fees for grading > 1 acre (\$267-\$601)	

		SINGLE FAMILY HOUSE WITH GARAGE			MOBILE HOME **
FEE CATEGORY	TYPE OF FEE	1,500 S.F. SFD 450 S.F. GARAGE 200 S.F. PORCH	2,500 S.F. SFD 550 S.F. GARAGE 200 S.F. PORCH	3,500 S.F. SFD 650 S.F. GARAGE 200 S.F. PORCH	
Building Division	Inspection Fees	\$2,425.40	\$2,903.76	\$3,196.22	\$931.00
	Plan Check Fee	\$1,709.00	\$1,933.49	\$2,316.62	\$732.00
	Well Potability Test (discount if on community water)	\$217.00	\$217.00	\$217.00	\$217.00
South County Mitigation Fee	Discount if not in South County Planning Area	\$230.00	\$230.00	\$230.00	\$230.00
CWMP	Recycling	\$73.00	\$73.00	\$73.00	---
State Fees	SMIP Tax (Earthquake)	\$34.46	\$51.41	\$68.37	\$9.20
	BSAF (Bldg Standards)	\$11.00	\$16.00	\$22.00	\$3.00
Planning Division	Plot Plan Review	\$279.00	\$279.00	\$279.00	\$279.00
	Addressing	\$77.00	\$77.00	\$77.00	\$77.00
Cal Fire	Fire Plan (CDF Response Area)	\$421.00	\$421.00	\$421.00	\$421.00
County	Public Facilities Fees	\$5,021.40	\$5,941.40	\$6,861.40	\$5,481.40
Growth Management	Allotment	\$94.00	\$94.00	\$94.00	\$94.00
Public Works	Intake, Review	\$46.00	\$46.00	\$46.00	\$46.00
Estimated Fees *		* \$10,565.26	* \$12,210.06	* \$13,828.61	* \$8,513.60
	Estimated deposit due when submitting application	\$2,600.00	\$2,900.00	\$3,400.00	\$2,300.00

Guesthouse – 600 sf (no kitchen/laundry)	\$4,829.56
Secondary Dwelling – 1,200 sf max.	\$9,528.21

**** Pre-1976 Mobile Homes also require a Minor Use Permit. The fee is \$3,447 and requires a hearing that takes approximately 4 to 6 months to process.**

* Approximate permit cost is for all Planning, Building Plan Review, Inspection, Public Works Review, and Fire Agency reviews. Projects in different areas of the County may be subject to other fees specific only to that area or district.

OTHER COSTS

Water and Sewer Hook-up	FEE
Check with your Community Service District for water and sewer hook-up fees	Up to \$19,474 for water and sewer

WATER USE OFFSET FEES

Nipomo Mesa (NMWCA)	COST
Single Family Dwelling	\$4,440.00
Secondary	\$2,220.00
Guest House	\$746.00
Paso Robles (PRGWB)	COST
Single Family Dwelling	\$4,854.00
Secondary	\$2,427.00
Guest House	\$809.00

ESTIMATES FOR OTHER CONSTRUCTION PERMITS

If you would like fee estimates for other projects please call a Land Use Technician at 781-5600.

ESTIMATES FOR RESIDENTIAL ACCESSORY PERMITS

Structure	Square Footage	*Approx. Cost
Carport/Garage/Barn (including electrical & plumbing)		
(Carport, no electrical)	Up to 420 sf	\$646.31
	1,000 sf	\$1,220.30
	3,000 sf	\$1,978.18
	5,000 sf	\$3,903.03
Decks (no electrical work)		
	Up to 500 sf	\$713.44
	1,000 sf	\$1,342.89
	2,000 sf	\$1,480.78
	3,000 sf	\$1,618.67
Covered Porch or Patio (no electrical work)		
	Up to 500 sf	\$646.51
	1,000 sf	\$1,142.02
	3,000 sf	\$1,150.06

ePERMIT COSTS

Save money by getting your permit online!

Repair Type	ePermit	Over the Counter
Interior Drain Repair	\$114.50	\$257.51
Exterior Sewer Lateral Repair	\$114.50	\$257.51
Water Heater Replacement	\$114.50	\$257.50
Water Piping Repair or Replacement	\$114.50	\$257.51
Electrical Panel Replacement (200 Amps Max)	\$248.50	\$391.50
Forced Air Heating/Air Conditioning Unit Replacement	\$114.50	\$291.51
Add or Repair Lighting, Switches, and Receptacles	\$181.50	\$324.50
Finish Repair, Residing, Plastering, for Interior and Exterior Walls	\$181.50	\$371.51
Residential Photovoltaic System (2 strings max)	\$248.50	\$590.57 (ground) \$500.00 (roof)
Los Osos Sewer Lateral Connection (Available Soon)	TBD	\$237.50

Online permits are restricted to CA Licensed Contractors only.

This guide is designed to provide general information only. It is not a county ordinance or policy and has no legal effect. The county fee ordinance determines the actual cost of processing applications. If you have questions about your fees, please call (805)781-5600 and ask for a Land Use Tech.

A USER'S GUIDE TO:

RESIDENTIAL PERMIT FEES



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING
COUNTY GOVERNMENT CENTER
SAN LUIS OBISPO, CA 93408
(805) 781-5600
WWW.SLOPLANNING.ORG

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Revised 8/5/2015